



160a Armada Way

Plymouth, PL1 1LB

TO LET

HIGH STREET RETAIL UNIT

Ground Floor - 1,540 ft² (143.10 m²)

- + Ground floor retail unit
- + Prominent city centre location
- + A1 use

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Plymouth is the largest city in Devon and Cornwall and one of the largest regional centres in the South West. The current residential population is approximately 250,000 which is expected to rise within the next decade to approximately 300,000. Plymouth is located on the border with Cornwall in the county of Devon with access via the A38 running through the heart of the city and the M5 only a short distance east.

The premises is situated in the heart of Plymouth City Centre on Armada Way, a pedestrian parade where there is a mix of local and national retailers. Armada Way is the main link from the city's railway station through the shopping centre on to the historic Hoe.

DESCRIPTION

The property is a mid terraced ground floor retail unit. The property has recently undergone a comprehensive refurbishment providing a high-quality finish. There is a kitchen and WC at the rear of the property.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	1,540 ft ²		(143.10 m ²)
Shop Width	28 ft 5 ins		(8.66 m)
Shop Depth	57 ft		(17.38 m)
Gross Frontage	28 ft 5 ins		(8.66 m)

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

EPC

More energy efficient



RENT

£36,500 per annum exclusive.

BUSINESS RATES

We are informed that the rateable value of the property is £37,250.

Interested parties should rely on their own enquiries with the Local Authority.

VAT

All figures are exclusive of VAT if applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
 Email: david@emanuel-jones.co.uk
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

June 2018

**160a Armada Way
 Plymouth, PL1 1LB**

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